

11 College Street, Swansea, SA1 5AF

Retail Shop to Let

RETAIL UNIT

To Let - £15,000 pax

Ground Floor Retail Unit | Rear Carparking included | Close to Swansea's Pedestrianised Shopping Areas and Swansea Train Station

GCS GLANMOR CHARTERED
SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH

 **RICS**
Regulated by RICS

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LOCATION

Located within Swansea city centre, the property is a self-contained retail unit positioned on a well-established commercial thoroughfare.

The property benefits from strong pedestrian and vehicular flow and sits within close proximity to national and independent retailers. The unit is within short walking distance of the Quadrant Shopping Centre, Swansea Market, and the city's main bus station and train station. Student accommodation and the main city centre office core are also nearby.

DESCRIPTION

The property comprises a ground floor retail unit. Benefitting from a glazed frontage, the unit offers open plan retail space with rear storage and staff facilities, including WC and basic kitchen facilities.

The property also has rear access, with one assigned car parking space. Nearby occupiers include The Dragon Hotel, Slaters Menswear, Zinco Lounge and a mix of independent retailers.

PLANNING

The property currently benefits from A1 retail use, other uses considered subject to planning.

ACCOMMODATION

Area	Sq.m	Sq.ft
Net Internal Area	127.74	1,375
Shop Width	6.36m (At Maximum)	20ft 9in (At Maximum)
Shop Depth	22.03m	72ft 3in

VAT

All figures are exclusive of VAT, where applicable.

TENURE

The property is available on new effective full repairing & Insuring lease, terms to be agreed.

RENT

A quoting rent of £15,000 per annum exclusive.

ANTI-MONEY LAUNDERING

Following agreement of the Heads of Terms, the proposed Tenant or Purchaser shall be required to supply all information and documentation necessary to comply with applicable Anti-Money Laundering (AML) regulations.

EPC RATING

C-70

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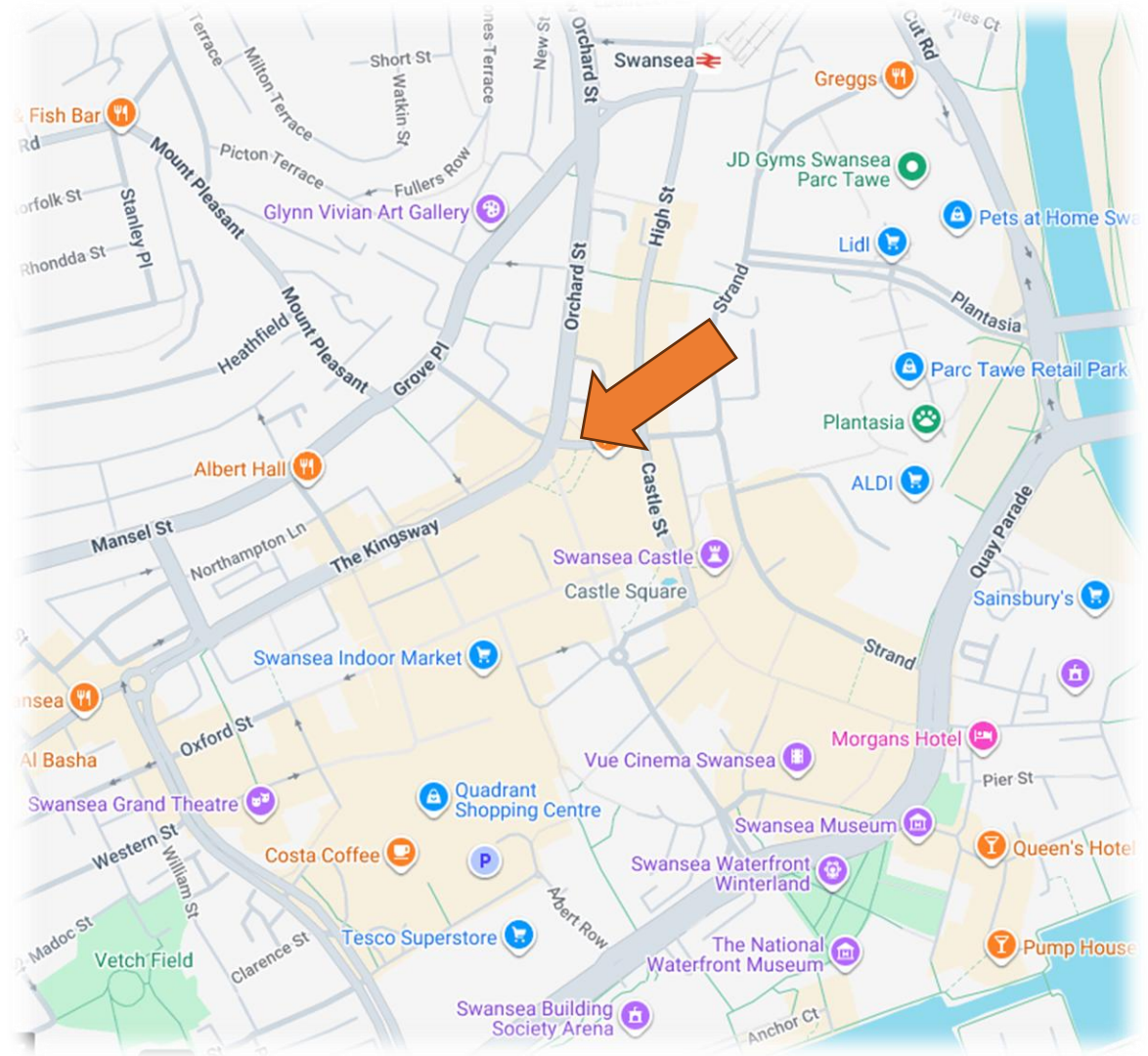
CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, March 2026

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